

THE COMPREHENSIVE PLAN FOR ST. LOUIS COUNTY

NEW INDEPENDENCE TOWNSHIP

Recommended by the Town Board November 20, 1978

Adopted by the St. Louis County Board of Commissioners March 12, 1979

Effective Date: April 1, 1979

STATEMENT OF GOALS AND OBJECTIVES

Goal #1 - The Local Planning Process

It is a goal of New Independence Township that planning should take place on a regular basis. Inherent in this goal is a commitment to the township form of government as a basis for review and comment on County planning and control decisions. This implies a commitment to actively seek out and consider the advice of township residents on planning decisions through the use of surveys and open meetings with full opportunity for public participation.

Goal #2 - Periodic Review

It is a goal of New Independence Township that this plan be part of an on-going process, intended to be reviewed within five years to take into account changing conditions. Given this premise, it is a tenet of this plan that, wherever options existed in specifying concept areas, the most restrictive option was selected. This approach is based on the assumption that there will be a review of the plan, that areas can be more easily modified to less restrictive zones, and that it would be difficult to increase restrictions in an area after 5 years of development has taken place.

Goal #3 - Natural Resources

It is a goal of New Independence Township to plan for the development of land in a manner that will take advantage of and respect the physical limitations of natural resources to insure that a quality environment will be enhanced and preserved. This means preserving our lakes, streams, and significant wetlands, and protecting the integrity of natural drainage areas and watersheds.

Goal #4 - Land Use - Quality of Life

It is a goal of New Independence Township to ensure and maintain the rural character of the township and the integrity of a rural lifestyle. While growth and development are desirable for the continuing vitality of the township, too much growth too fast could result in urban/rural conflicts and ultimately change the essential values and lifestyles of the community. Thus, the plan encourages large lot development.

Goal #5 - Land Use - Commercial

It is the goal of New Independence Township to develop a plan that will maintain and protect existing commercial land uses such as agriculture and forestry, and will allow the development of new commercial operations only in selected sites and only with development plan review.

Goal #6 - Transportation

It is a goal of New Independence Township to encourage future development along existing roadways and to encourage shared or multiple use of existing rights-of-way. The township financial resources are not sufficient to cover construction and/or maintenance costs of many new roads. Therefore, the town will discourage development in the large number of presently undeveloped section interiors unless a need is shown for developable land in addition to that available along existing roads and unless the development will generate sufficient revenues to cover resulting costs to the township.

PLAN CONCEPT AREAS

The plan concept areas explained in this section of the town plan were selected by the planning committee as most appropriate to meet the goals of New Independence Township. This selection of concept areas was the result of a long and intense process of data collection and analysis. These plan concept areas are not expected to remain unchanged forever. As circumstances, technology and growth patterns change over time, so will the desires of the residents. When future town residents feel change is necessary, this plan and the process used to develop it will serve as a model for evaluation and revision.

A map showing the location of these concept areas is attached. Subsequent zoning changes, which will implement these planning areas, should closely follow the concept boundary lines.

Plan Concept 1 - Natural Environment Lakes and Streams

This concept area surrounds Artichoke and Schelin Lakes and applies to the rivers and streams in the Town. It is intended to protect and enhance these lakes.

This concept area is consistent with the Minnesota Department of Natural Resources Natural Environment designation for Artichoke and Schelin Lakes, as well as Cloquet, Hellewigs, Chicken and Artichoke Rivers. This classification is intended to protect and enhance these shoreland areas through stringent controls, which are necessary because of the characteristics of the shorelands and their inability to sustain development or significant recreational use.

Plan Concept 2 - Rural Residential and Highway Commercial

This concept area exists along Highway 53 south of its intersection with Highway 33. The development

of new highway commercial land uses will be allowed here, after conditional use permit review, as is consistent with the Township goals. Minimum lot sizes should be kept at approximately 5 acres to protect the functional integrity of roads by preventing severe congestion at the intersection of two major highways and to prevent the type of highly concentrated development that would be inconsistent with the rural character of the Township.

Plan Concept 3 - Agricultural Preservation

This concept area is intended to protect existing and potential agricultural areas of the town which have been experiencing development pressure in recent years. The agricultural preservation area extends along Highway 47 from Highway 53 to its intersection with Highway 7, and then extending north and south along Highway 7. Additionally, lands adjacent to Highway 53 in the north half of the township would also be included in this concept area. The average parcel size in these areas exceeds 15 acres; to adequately protect the agricultural character of the area and to prevent further suburban encroachment, the minimum lot size should be approximately 10 acres.

Plan Concept 4

This concept area is designed for two areas of New Independence Township. The first is in the northwest quarter of the township, essentially including the scattered development and agricultural land uses along the Shipley and North McArthur Roads. The second area includes the southwest three sections of the township which have the same pattern of development and land use. To insure the continuation of forestry and agricultural land uses, a minimum lot size of approximately 15 acres should be maintained.

Plan Concept 5 - Forest Areas

This concept area is intended for those sections of New Independence Township that have little or no residential development. These lands are largely owned by government or private industry for forest management purposes. The largest area, which includes most of the northeast quarter of the township, also encompasses the drainage areas for Hellewig and Chicken Creeks. These forested areas help to maintain the quality of life and natural character of the township and are valuable for recreational activities. To encourage preservation of these forest areas and to protect these natural resources, a minimum lot size of approximately 40 acres will be appropriate.

MAP - NEW INDEPENDENCE

PLAN CONCEPTS

SEE ORIGINAL DOCUMENT

ARTICLE VI

EFFECTUATION

Section 1 **This Ordinance shall take effect and be in full force on the first day of April, 1979, upon its adoption by the St. Louis County, Minnesota, Board of Commissioners, and its publication in the official newspaper of St. Louis County as provided by Minnesota Statutes.**

Section 2 **Public hearings held by the St. Louis County Planning Commission on January 11 and February 8, 1979.**

Section 3 **Commissioner Dicklich moved the adoption of this Ordinance and Commissioner Dodge duly seconded the motion and it was adopted on the following vote:**

Yeas: Commissioners Dicklich, Dodge, Doty, Hall, Kron, Shannon

Nays: None

Absent: Commissioner Hoff

Abstain: None

This ordinance was declared adopted by the St. Louis County Board of Commissioners on the 12th day of March, 1979.

EDWIN H HOFF
Chairman, County Board

**Certified as a complete and accurate copy
of Ordinance No. 27, Article II, Section 5.**

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST:

RAYMOND C. CARLSON
Raymond C. Carlson, Deputy Auditor
Clerk of the County Board

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